

SO ORDERED.



1 **TIFFANY & BOSCO**  
2 P.A.  
3 **2525 EAST CAMELBACK ROAD**  
4 **SUITE 300**  
5 **PHOENIX, ARIZONA 85016**  
6 **TELEPHONE: (602) 255-6000**  
7 **FACSIMILE: (602) 255-0192**

Dated: May 27, 2010

*Charles G. Case*  
CHARLES G. CASE, II  
U.S. Bankruptcy Judge

6 Mark S. Bosco  
7 State Bar No. 010167  
Leonard J. McDonald  
8 State Bar No. 014228  
Attorneys for Movant

9 10-10282

10 **IN THE UNITED STATES BANKRUPTCY COURT**

11 **FOR THE DISTRICT OF ARIZONA**

12 IN RE:

13 No. 2:10-bk-10499-CGC

14 Jason DeBus and Heather DeBus  
15 Debtors.

Chapter 7

16 HSBC Bank USA, National Association as Trustee  
17 for Wells Fargo Asset Securities Corporation,  
Mortgage Pass-Through Certificates Series 2006-12

18 ORDER

19 (Related to Docket #12)

20 Movant,  
vs.  
21 Jason DeBus and Heather DeBus, Debtors, Lothar  
Goernitz, Trustee.

22 Respondents.

23 Movant's Motion for Relief from the Automatic Stay and Notice along with the form of proposed  
24 Order Lifting Stay, having been duly served upon Respondents, Respondents' counsel and Trustee, if any,  
25 and no objection having been received, and good cause appearing therefore,

26 IT IS HEREBY ORDERED that all stays and injunctions, including the automatic stays imposed

1 by U.S. Bankruptcy Code 362(a) are hereby vacated as to Movant with respect to that certain real  
2 property which is the subject of a Deed of Trust dated June 30, 2006 and recorded in the office of the  
3 Maricopa County Recorder wherein HSBC Bank USA, National Association as Trustee for Wells Fargo  
4 Asset Securities Corporation,

5 Mortgage Pass-Through Certificates Series 2006-12

6 is the current beneficiary and Jason DeBus and Heather DeBus have an interest in, further described as:

7 Lot 500, Dynamite Mountain Ranch Section A, according to Book 549 of Maps, Page 50, records  
of Maricopa County, Arizona.

8 **IT IS FURTHER ORDERED** that Movant may contact the Debtor(s) by telephone or written  
9 correspondence regarding a potential Forbearance Agreement, Loan Modification, Refinance  
10 Agreement, or other Loan Workout/Loss Mitigation Agreement, and may enter into such agreement  
11 with Debtors. However, Movant may not enforce, or threaten to enforce, any personal liability against  
12 Debtors if Debtors' personal liability is discharged in this bankruptcy case.

13 **IT IS FURTHER ORDERED** that this Order shall remain in effect in any bankruptcy chapter  
14 to which the Debtor may convert.

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